Document #4611 7a

MEMORANDUM May 21, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: DAVID BAKER, PROJECT COORDINATOR

SUBJECT: WASHINGTON PARK/BLUE HILL AVENUE URBAN RENEWAL AREA
PROJECT NO., MASS. R-24
PARCEL 3-11 WASHINGTON STREET
1. RESCISSION OF TENTATIVE DEVELOPER
2. FINAL DESIGNATION OF REDEVELOPER

The 4800 sq.ft.property located at 3-11 Washington Street is owned by the Real Property Department of the City. It is a part of a set of properties which are to be redeveloped in conjunction with the Neighborhood Development Employment Agency's program within the Blue Hill Avenue Commercial Revitalization area. In order to facilitate the redevelopment, the Authority has agreed to accept title to properties from Real Property and designate the appropriate developer.

On April 30, 1981, the Prince Hall Development Corporation was redesignated as tentative redeveloper for the property located at 3-11 Washington Street in the Grove Hall area.

On October 4, 1983, Herbert A. Bourne, Most Worshipful Grand Master, wrote the Authority requesting that the Prince Hall Development Corporation be rescinded as tentative redeveloper for 3-11 Washington Street.

The NDEA has informed us that Yahya Shaheed, owner of Grove Hall Fish Market and occupant of the property at 3-11 Washington Street has invested approximately $25,000, time and effort to the improvement of this Washington Street property. They have approved Mr. Shaheed to take title to the property which has been completely rehabilitated. Our rehabilitation section has inspected the property and has approved the work completed.

The Grove Hall Board of Trade has written the Authority in support of the designation of the Grove Hall Fish Market as final developer of 3-11 Washington Street.

The Bank of Boston will finance the purchase of this parcel for an amount of $10,000 which is the price that the City of Boston Real Property Department has established.

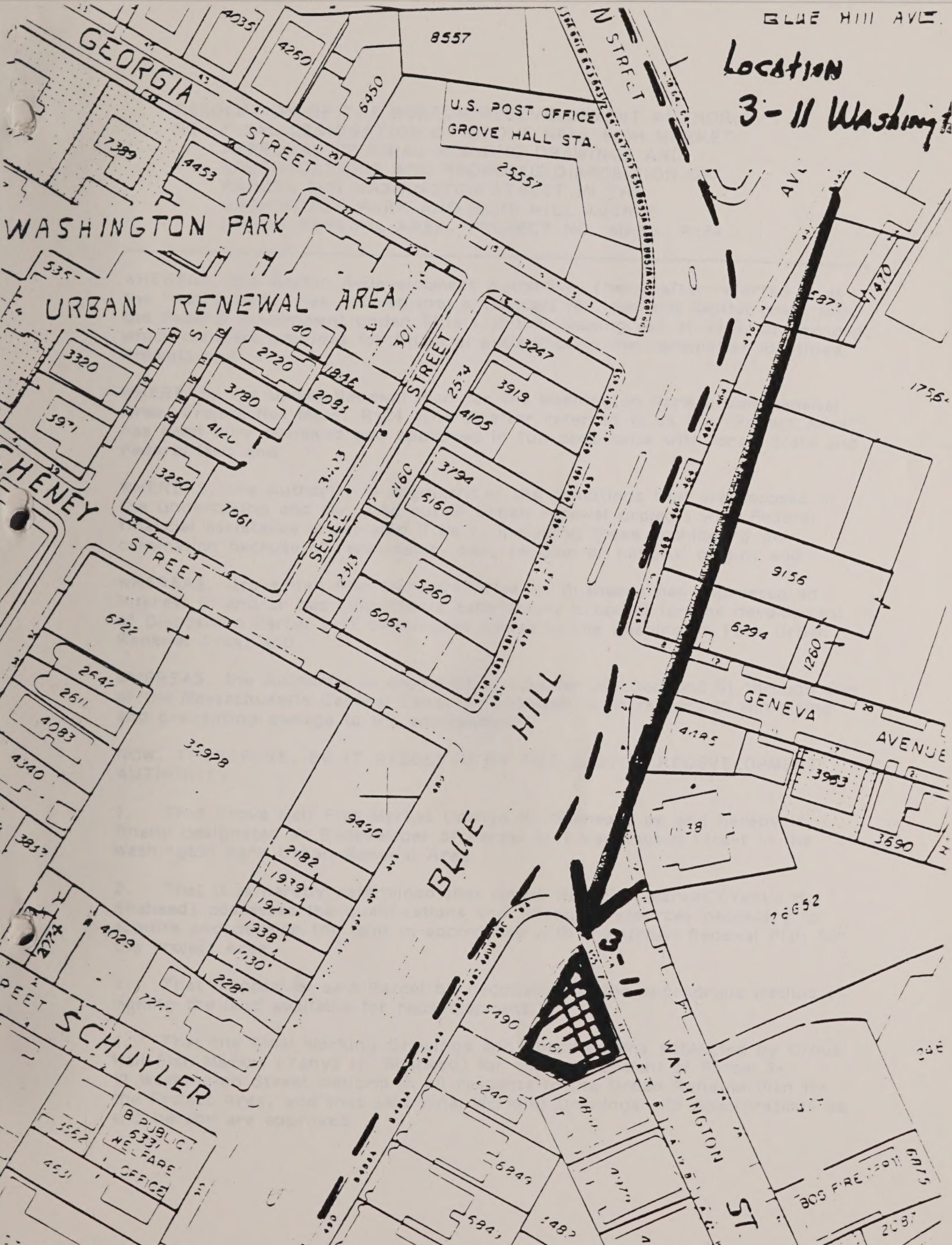
It is, therefore, requested that the Prince Hall Development Corporation be rescinded as Tentative Redeveloper for 3-11 Washington Street and further requested that the Grove Hall Fish Market be finally designated as developer for said 3-11 Washington Street, Roxbury.

It is therefore, recommended that the Authority:

1. Rescind the tentative designation of the Prince Hall Development Corporation as redeveloper of 3-11 Washington Street per the following appropriate vote:

VOTED: That the tentative designation of Prince Hall Development Corporation as Redevelopers of 3-11 Washington Street in the Washington Park Urban Renewal Area and Blue Hill Avenue be and hereby is rescinded.

2. Approve the attached Resolution recommending the final designation of the Grove Hall Fish Market as Final Developer for 3-11 Washington Street in the Washington Park Urban Renewal Area and Blue Hill Avenue area of Boston.


GLUE HILL AVE.
Location
3-11 Washington
GEORGIA
STREET
WASHINGTON PARK
URBAN RENEWAL AREA
U.S. POST OFFICE
GROVE HALL STA.
N STREET
SEGEL STREET
CHENEY
STREET
BLUE HILL
AVENUE
GENEVA
AVENUE
SCHUYLER
STREET
WASHINGTON
ST
3-11
8 PUBLIC
WELFARE
OFFICE
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RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF GROVE HALL FISH MARKET
APPROVAL OF FINAL WORKING DRAWINGS AND
SPECIFICATIONS AND PROPOSED DISPOSITION OF
PARCEL 3-11 WASHINGTON STREET IN THE
WASHINGTON PARK AND BLUE HILL AVENUE
URBAN RENEWAL AREA, PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Grove Hall Fish Market (Yahya H. Shaheed) has expressed an interest in and/or has submitted a satisfactory proposal for the development of Disposition Parcel 3-11 Washington Street in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Grove Hall Fish Market (Yahya H. Shaheed) be and hereby is finally designated as Redeveloper of Parcel 3-11 Washington Street in the Washington Park Urban Renewal Area.

2. That it is hereby determined that Grove Hall Fish Market (Yahya H. Shaheed) possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by Grove Hall Fish Market (Yahya H. Shaheed) for the development of Parcel 3-11 Washington Street conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel 3-11 Washington Street to Grove Hall Fish Market (Yahya H. Shaheed), said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE[1]

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Grove Hall Fish Market

   b. Address and ZIP Code of Redeveloper: 7 Washington Street
   Dorchester, M A. 02121

   c. IRS Number of Redeveloper:

2. The land as which the Redeveloper proposes to enter into a contract for, or understanding with respe
the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Washington Park Urban Renewal Area R-24

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts
is described as follows[2]

3-11 WASHINGTON St.
Roxbury

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the st
indicated below and is organized or operating under the laws of Massachusetts

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☒ A business association or a joint venture known as Grove Hall Fish Market
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other *(explain)*

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organizat
September, 1979.

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal mem
shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as
follows:

---

[1] If space on this form is inadequate for any requested information, it should be furnished on an attached page which is ref
to and in the appropriate numbered item on the form.

[2] Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is satisfactory, al
[illegible] of metes and bounds or other technical description is acceptable, but not required.

a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.

b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.

c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.

d. If the Redeveloper is a business association or a joint venture, each participant and either the percentage of interest or a description of the character and extent of interest.

e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
Mr. Yahya H. Shaheed	Sole owner

6. Name, address, and nature and extent of interest of each person or entity *(not named in response to Item 5,* who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper *(for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper)*:

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
Not Applicable	

7. Names *(if not given above)* of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Not Applicable

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

Not Applicable

The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated for residential purposes.)

[illegible] reports with the Securities and Exchange Commission under Section [illegible] of 1934, as stated in this Item 5. [illegible] such [illegible] is not required to be furnished.

.. State the Redeveloper's estimates, exclusive of payment for the land, for:

a. Total cost of any residential redevelopment. . . . . $
b. Cost per dwelling unit of any residential redevelopment. . . . . $
c. Total cost of any residential rehabilitation . . . . . $
d. Cost per dwelling unit of any residential rehabilitation . . . . . $

b. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	$	$

Not Applicable

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)[1] Yahya H. Shaheed

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.[2]

Dated: November 13, 1984

Yahya H. Shaheed
Signature

Title

Address and Zip Code

Dated:

Signature

Title

Address and Zip Code

[1] If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment for not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

THE MOST WORSHIPFUL PRINCE HALL GRAND LODGE

FREE AND ACCEPTED MASONS, JURISDICTION OF MASSACHUSETTS

MASONIC TEMPLE

24 WASHINGTON STREET · DORCHESTER · MASSACHUSETTS · 02121

(617) 445-1146

FROM THE OFFICE OF THE GRAND MASTER

October 4, 1983

Mr. Robert Ryan
Director, B. R. A.
City Hall Plaza
Boston, MA 02201

Dear Sir,

We hereby request that the B. R. A. take the necessary action to rescind the designation of Prince Hall Grand Lodge as developers of the property located at 3-11 Washington Street, Dorchester, MA, which was assigned to us in 1980.

It is our intention to participate with the Neighborhood Council, who will be filing for an appointment as the new developers of said property.

Prince Hall Grand Lodge intends to continue to play an active role in the revitalization of Grove Hall.

Fraternally yours,

Herbert A. Bourne

Herbert A. Bourne, 33°
M. W. Grand Master

Attest:

Andrew L. Ford

Andrew L. Ford
R. W. Grand Secretary

B. SALIM AKRAM
ATTORNEY AT LAW

2807 VILLAGE ROAD WEST, NORWOOD, MASS. 02062
TELEPHONE 762-7963

10 January 1983

RECEIVED
JAN 13 1984
BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR

Mr. Robert Ryan
Chairman
Boston Redevelopment Agency
Boston, MA

Dear Mr. Ryan:

This letter is in regard to Grove Hall Fish Market's request to become the official designee of the properties located at 3, 5, and 7 Washington Street in Dorchester, MA.

Grove Hall Fish Market has been in this location for over four years, and during this time, has invested substantial funds, time and effort to the improvement of these properties. Its presence and improvements to the area have been warmly welcomed and approved by the previous designee, Prince Hall Grand Lodge. These improvements have made Grove Hall Fish Market a valuable asset to the community, and its continued operation is very essential to the area.

Therefore, it is Grove Hall Fish Market's hope that your agency will grant this request.

Respectfully submitted,

YAHYA SHAHEED

By His Attorney

B. Salim Akram

B. Salim Akram

GROVE HALL FISH MARKET
3-11 WASHINGTON STREET
DORCHESTER, MASSACHUSETTS 02121

November 29, 1984

LETTER OF INTENT

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
City Hall Plaza, 9th Floor
Boston, Massachusetts 02105

SUBJECT: Acquisition of Building at 3-11 Washington Street Abutting the Washington Park Urban Renewal Area. R-24.

Dear Sir:

I am interested in acquiring the above mentioned property and as Owner/ Developer, expanding the existing Fish Market and Restaurant. To work in conjunction with the Neighborhood Economic Development Council, Inc., The Grove Hall Board of Trade, The Neighborhood Development and Employment Agency of the City of Boston in improving the area.

If selected by the Boston Redevelopment Authority as Developer of the Property, I intend to accomplish the following:

1. To complete the renovation to the subject buildings substantially in in accordance with the suggested General Rehabilitation Guide and Controls as required under the Urban Renewal Plan for the area and in accordance with the property profile, work write-up, as prepared by the Rehabilitation Staff of the Boston Redevelopment Authority two years ago. These improvements have already been completed and the Store Fronts will be painted on or before December 3, 1984.

2. To retain the present tenants in the building as well as work with the Community in making an improvement in the general appearance of the property in the Grove Hall Area.

Enclosed as part of this Proposal are completed Public Disclosure Forms H-6004, Part 1 and Part 11, along with a copy of the Bank commitment letter for the financing to complete the acquisition.

Sincerely,

Yahya Shaheed

MJ:YS
Enclosures

NEIGHBORHOOD ECONOMIC DEVELOPMENT COUNCIL, INC.
460 BLUE HILL AVENUE
ROXBURY, MASSACHUSETTS 02121
(617) 442-4465

November 28, 1984

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
City Hall Plaza - 9th Floor
Boston, Massachusetts 02105

RE: Proposal to Acquire Property
3-11 Washington Street, Abutting
the Washington Park Urban Renewal
Area R-24.

Dear Sir:

The Neighborhood Economic Development Council, Inc., A Local Development Corporation organized in 1974, to work in conjunction with local merchants in caring out development activities that creates ownership opportunities for property or businesses. Technical assistance is provided, as it relates to financing, using the U.S. Small Business Administration's Loan Program, Local Banks or State Financing Programs to benefit local merchants. The assistance offered is always provided in conjunction with the Grove Hall Board of Trade in order to maximize the benefit to the local merchants. We Support the proposed acquisition of the above referenced property by the Grove Hall Fish Market and feel that, it is, a continuation of our over all effort to stablize the area and create a positive commercial evironment.

Sincerely,

Walter J. Little
President

WJL:fw

GROVE HALL BOARD OF TRADE INCORPORATED

2 NAZING STREET
GROVE HALL POSTAL STATION, MASSACHUSETTS 02121

PRESIDENT
Bertram S. Alleyne
VICE-PRESIDENT
Abraham Madrey, Jr.
TREASURER
Robert L. Winstead
CLERK-SECRETARY
Willie Wiggins

November 29, 1984

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
City Hall Plaza - 9th Floor
Boston, Massachusetts 02111

Dear Mr. Coyle:

The resolution to support the effort of Mr. Yayha Shaheed, the owner of Grove Hall Fish Market, to acquire property located at 3-11 Washington Street, was put before the membership of the Grove Hall Board of Trade the twenty-nineth day of November 1984 with all votes being in favor.

Very truly yours,

Bertram S. Alleyne
President

ww:jw

cc:
NDEA
NEDC
Mr. Shaheed

B. SALIM AKRAM
ATTORNEY AT LAW

378 BLUE HILL AVENUE, DORCHESTER, MASS. 02121
TELEPHONE (617) 445-6653

Mr. Robert Moran
Chief Legal Counsel
Real Property Division
City of Boston
Boston, MA 02108

March 12, 1985

In Re: 3-11 Washington Street

Dear Mr. Moran:

In reference to the breakdown of the cost information you requested relative to the above-referenced matter, the total cost to complete is Thirty Thousand, Seven Hundred and Ninety-One Dollars($30,791.00).

First, enclosed you will find the actual cost of the work completed todate (See Attachment I,copies of material and labor receipts from subcontractors), which amounts to Nine Thousand, One Hundred and Ninety-One Dollars($9,191.00).

Secondly, you will find the estimated cost to complete these three outstanding items: doors, roofing, and heating and air conditioning unit(See Attachment II). The cost to complete these items is estimated to be Twenty-One Thousand, Six Hundred Dollars($21,600.00). (The sub-contractor rates are based on Thirty Dollars($30.00) per hour). This phase of the work is expected to be completed within the next sixty(60) days.

In addition, we anticipate that other minor internal cosmetic improvements will be made and will have no impact on phase two's completion. My client expects to open for business by April 1, 1985, and can foresee no impediments to opening on that date.

If you need any additional information concerning this matter do not hesitate to call or contact me.

Sincerely Yours,

B. Salim Akram

B. Salim Akram
Attorney for NewWorld
Fish Market and Deli.

Raymond L. Flynn
Mayor

City of Boston
Real Property
Department

J. Edward Roche

William J. Hannon

4319
7/01

TO: David Baker, Property Manager, BRA

FROM: Robert E. Moran, Chief Legal Counsel REM

DATE: March 14, 1985

RE: 3-11 Washington Street

Enclosed is a copy of correspondence I have received from Mr. Shaheed's attorney. It indicates amounts he has already put into the building and estimates for further restoration.

I would appreciate discussing this parcel with you once you have read the material.

For your cooperation, I thank you.

REM/jkf

Enclosures

NOTE: RE: Phone Conversation with Robert Moran, Inn Moran said the City would price the Structure at $10,000. He wants BRA to Just write Agreeing to this price

Dave Baker

MEMORANDUM

TO: Pat Twohig

FROM: David Baker DB

DATE: April 19, 1985

SUBJECT: 3-11 Washington St., Grove Hall area

3-11 Washington Street is almost ready to be designated to a developer and sold in the near future. The structure is city-owned and Robert Moran, Real Property Chief Legal Counsel, has indicated the cost the city wants is $10,000. I need a letter from Real Property for board information stating the price, however, Real Property wants the BRA to write a letter stating we agree with this price. Could you write such a letter? Call me if you need any other information. The letter could go to:

Robert E. Moran, Chief Legal Counsel
Boston City Hall
Real Property Department

cc: Dick Garver
Bob McGilvray
Ralph Cahill

Need letter re 3-11 Washington Street
Contact

Dave Baker

BOSTON
REDEVELOPMENT
AUTHORITY

Stephen Coyle/*Director*

One City Hall Square
Boston, MA 02201
(617) 722-4300

April 30, 1985

Robert E. Moran, Chief Legal Counsel
City of Boston
Real Property Department Room 811
Boston City Hall
Boston, MA 02201

Subject: 3-11 Washington Street, Dorchester

Dear Mr. Moran:

With regard to the property located at 3-11 Washington Street, Dorchester, the BRA has no objection to the City of Boston conveying the parcel to the BRA, in turn to be reconveyed to the developer at a price of $10,000.

In view of the fact that the developer is performing the rehabilitation work on the property, this price appears to be in line with other similar parcels sold or offered by the City.

Very truly yours,

Patricia M. Twohig

Patricia M. Twohig
Land Disposition Officer

PMT:S

Boston Redevelopment Authority is an Equal Opportunity Affirmative Action Employer

Raymond L. Flynn
Mayor

City of Boston
Real Property
Department

Room 811
Boston City Hall
Boston, Massachusetts 02201
(617) 725-4015

J. Edward Roche
Commissioner

William J. Hannon
Assistant Commissioner

TO: David Baker, Project Coordinator/BRA

FROM: J. Edward Roche, Commissioner JER

DATE: May 3, 1985

RE: 3-11 Washington Street

In conjunction with rehabilitation costs already incurred and perspectively needed, I believe that $10,000 is a reasonable price to be paid by the developer for the acquisition of 3-11 Washington Street, Dorchester.

This figure was based upon appraisals and rehabilitation costs submitted by the Boston Redevelopment Authority and Real Property Department.

Therefore, I recommend transfer to the BRA of the property to be conveyed to the chosen developer. It is understood that the proceeds of this sale are to be conveyed to the Real Property Department.

JER/rm/jkf

INTER-OFFICE COMMUNICATION

TO Dave Baker

FROM Bob McGilvray

DATE May 3, 1985

SUBJECT GROVE HALL DISPOSITION PROPERTY

I have inspected the block of one-story stores located at 3-11 Washington Street in the Grove Hall Area.

I met a Mr. Shaheen on site and inspected the facilities at 7 Washington Street, which contained a fish market.

The facilities appeared to be adequate and Mr. Shaheen assured me that the block of stores all contained the same facilities.

The exterior rehab was accomplished recently, and is in good repair.

cc: file

BANK OF BOSTON

May 7, 1985

Mr. Yahya Shaheed
105 Ellington Street
Dorchester, Massachusetts--02121

Re: 3-11 Washington Street
Dorchester, Massachusetts--02121

Dear Mr. Shaheed:

This letter will serve to confirm our understanding that we will finance the purchase of the real estate located at the above-referenced address for the amount of $10,000. Please notify this office when you have become the designated developer of the property so that we can set up a closing date for the mortgage.

If you have any questions regarding this matter, please do not hesitate to call on 434-2042.

Very truly yours

Alicia V. McLaughlin
Loan Administrator

City of Boston
Neighborhood
Development and
Employment Agency

15 Beacon Street
Boston, Massachusetts 02108
617/720-4300

May 14, 1985

Dave Baker
Boston Redevelopment Authority
1 City Hall Plaza
Boston, MA02111

Dear Dave:

Mr. Yahia Shaheed, owner of the Grove Hall Fish Market, has successfully rehabbed a City-owned building at 3 through 11 Washington Street, Dorchester. The Neighborhood Development and Employment Agency recommends that the Boston Redevelopment Authority designate him as final developer of this property.

Sincerely,

Paul S. Grogan,
Director